

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: June 23, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, June 23, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed):**

**(Continued from May 19, 2005, & June 09, 2005)**

1. S-21-2005 Property located on McGregor Street and Foundry Street (TPK 4, Lots 12 & 14), an application to subdivide property by adjusting property lines – Catholic Medical Center/Alliance Resources, Inc.
  2. SP-13-2005 PD-06-2005 Property located on McGregor Street and Foundry Street (TPK 4, Lots 11B, 12 & 14), an application for site plan and planned development approval for the construction of a 52,300 sq. ft., 4 story medical office building, a 750 space parking garage, modifications to an existing parking lot, and an elevated pedestrian bridge/connector to CMC - Catholic Medical Center/Alliance Resources, Inc.
  3. S-29-2005 Property located on McGregor Street & Foundry Street (TPK 4, Lots 11B, & 12, an application to subdivide property for street dedication (to provide land for widening of street right-of-way) - Catholic Medical Center/Alliance Resources, Inc.
  4. CU-14-2005 Property located at 587 Union Street, an application for a conditional use permit to convert the existing residence to office space – Stephen Carey
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5. CU-16-2005 Property located at 587 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate conversion to office space – Stephen Carey  
*(The staff recommends that the Board individually accept this application and include it with the hearing on CU-14-2005.)*

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS**:

6. S-15-2005 Property located at 2650 Brown Avenue, an application to subdivide property to create one (1) single family lot – F & R Realty, Inc.
7. S-23-2005 Property located at 1300 Union Street & River Road (TM 216, Lot 2) an application to subdivide property by adjusting a boundary line to consolidate Parcel A with TM 216, Lot 1 – Joyce Kiritsis and Manning Hill, LLC
8. S-26-2005 Property located at 374 Thornton Street, an application to subdivide property to create two (2) lots – West Point Trust (Peter Deprisco, Trustee)
9. S-27-2005 Property located at 1100 Goffstown Road, an application to subdivide property to create a total of three (3) lots – Brian L. Stevens
10. SP-18-2005 Property located on Amory Street (TM 187, Lot 30) former Brown School, an application for site plan approval for a building addition and conversion to 32 units of congregate housing units – Manchester Housing & Redevelopment Authority
11. SP-20-2005 Property located at 1069 S. Mammoth Road, an application for site plan approval for the construction of a 10,800 sq. ft. garage building and outside storage area for portable toilets – 14 SMR, LLC (d.b.a. Dave's Septic Service)
12. SP-21-2005 Property located at 845 Mammoth Road, an application to create a planned  
PD-07-2005 development and for site plan approval for the construction of a ten (10) unit apartment building on a lot containing a four (4) unit apartment building – Fourth Street Realty, Inc.
13. CU-15-2005 Property located at 321 Elm Street, an application for a conditional use permit to sell motor scooters and motor cycles as part of a retail business – Ken Oleson (d.b.a.All Outdoors)

## **II. LIMITED BUSINESS MEETING:**

14. S-15-2005 Property located at 2650 Brown Avenue, an application to subdivide property to create one (1) single family lot – F & R Realty, Inc.
15. S-23-2005 Property located at 1300 Union Street & River Road (TM 216, Lot 2) an application to subdivide property by adjusting a boundary line to consolidate Parcel A with TM 216, Lot 1 – Joyce Kiritsis and Manning Hill, LLC
16. S-26-2005 Property located at 374 Thornton Street, an application to subdivide property to create two (2) lots – West Point Trust (Peter Deprisco, Trustee)

17. SP-21-2005 PD-07-2005 Property located at 845 Mammoth Road, an application to create a planned development and for site plan approval for the construction of a ten (10) unit apartment building on a lot containing a four (4) unit apartment building – Fourth Street Realty, Inc.
18. CU-15-2005 Property located at 321 Elm Street, an application for a conditional use permit to sell motor scooters and motor cycles as part of a retail business – Ken Oleson (d.b.a.All Outdoors)
19. CU-14-2005 Property located at 587 Union Street, an application for a conditional use permit to convert the existing residence to office space – Stephen Carey
20. CU-16-2005 Property located at 587 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate conversion to office space – Stephen Carey

### III. REGULAR BUSINESS MEETING:

21. Approval of Minutes of Meetings held on May 12, 2005 & May 26, 2005.

#### (Tabled Items)

**(Staff reports to be distributed at meeting, if available)**

22. S-34-2004 Property located on Hobart Street, an application to subdivide property to create twelve (12) single family lots, including construction of public street and utilities Lemire Enterprises  
**Public Hearings: 03/10/05, 04/14/05 & 05/12/05**  
**Extended Deadline: 07/14/05**
23. SP-04-2005 Property located at 101 Maple Street, an application for site plan approval for the construction of nine (9) townhouse dwelling units – John Franeros & Robert Draper, Jr.  
**Public Hearings: 04/28/05 & 05/12/05**  
**Statutory Deadline: 06/23/05**
24. SP-06-2005 Property located at 21 N. Main Street, an application for site plan approval for the construction of a 2,549 sq. ft. convenience store with gas pumps – Cumberland Farms, Inc.  
**Public Hearings: 04/14/05**  
**Statutory Deadline: 06/09/05**
25. SP-17-2005 Property located at 175 Lincoln Street, an application for site plan approval to convert a three story industrial building to a mixed use of residential and office/warehouse space – 175 Lincoln Street, LLC  
**Public Hearings: 05/12/05**  
**Statutory Deadline: 07/14/05**

#### (Current Items)

**(Staff reports to be distributed at meeting, if available)**

26. S-47-2005 Property located at 539 Brickett Road, an application to subdivide property to

create a total of three (3) single family lots – Barbara Lemay

**Public Hearings: 06/09/05**

**Statutory Deadline: 08/11/05**

27. S-18-2005 Property located at 1014 Wellington Road, an application to subdivide property to adjust boundary lines and create a 1.84 acre lot for development - E.H. Parkinson III, Ronald J. Fredette & William J. Hybsch, Jr.  
**Public Hearings: 06/09/05**  
**Statutory Deadline: 08/11/05**
28. PD-03-2005 Property located at 1014 Wellington Road, an application to create a planned development by construction of four (4) single family dwellings on one lot – E.H. Parkinson III & Ronald J. Fredette  
**Public Hearings: 06/09/05**  
**Statutory Deadline: 08/11/05**
29. S-22-2005 Property located at 1224 & 1230 Hanover Street, an application to subdivide property to create two (2) lots – Crissy S. Brown  
**Public Hearings: 06/09/05**  
**Statutory Deadline: 08/11/05**
30. SP-14-2005 Property located at 25 Hackett Hill Road, an application to create a planned  
PD-04-2005 development, and for site plan approval for the construction of six (6) residential  
buildings containing fifty-two (52) townhouse dwelling units – Hanaby Homes  
**Public Hearings: 06/09/05**  
**Statutory Deadline: 08/11/05**
31. M-09-2005 Request for a voluntary merger of three lots at 192 Bartlett Street, TM 399, Lots  
20, 20A & 31 by John & Kristine Simard
32. M-10-2005 Request for a voluntary merger of three lots at 27 Belmont Street, TM 364, Lots  
4, 5, & 6 by Phyllis & Steven Tremble
33. Review of conceptual plan for modifications to a previously approved planned development  
application (PD-05-2002).
34. Review for Regional Impact, and determination of completeness of new applications.
35. Any other business items from Staff or Board.